

Energy Efficiency Incentives

For Income Eligible Ameren Missouri Multifamily Electric Customers



AmerenMissouriSavings.com/CS-Multifamily

 Please Recycle 1/2023

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You Have the Power to Save

Saving energy and money is easy for owners or managers of multifamily properties with Ameren Missouri's CommunitySavers® Multifamily Program. If your property contains three or more units and your residents meet income-eligibility requirements, your facility may receive low- or no-cost energy-saving upgrades. In this Program brochure, you'll learn about the available incentives, how to participate and what you need to get started saving. The Multifamily Program is offered by Ameren Missouri in partnership with Spire.

How it Works



Inquiry

After we receive your interest in participating, our staff will verify the eligibility of your property and residents. If your residents do not meet the income-eligibility requirements, your facility may qualify for Market Rate Program incentives.



Assessment

An energy-saving expert will examine your property and identify energy-saving opportunities within your facilities, developing a list of recommended upgrades. These incentive-eligible measures may be low- or no-cost solutions.



Approval

After receiving your recommended upgrades, you'll work with our Service Provider or with your contractor of choice to refine the scope of your project and establish any co-pays for your recommended energy-efficient upgrades.



Installation

Upon your approval of the final scope of work, we will work with you and your Service Provider or contractor to complete the upgrades to your facilities and help train your staff on proper use and maintenance.



Payment

Once installation is complete and final paperwork submitted, an incentive check from Ameren Missouri will be issued, and you and your tenants will enjoy reduced energy costs each month thereafter!

Customer Eligibility Requirements

Participating customers must be multifamily properties that include three or more units and which receive Ameren Missouri electric service.

The residents who occupy your property must meet at least one of the three following income requirements:

- Participation in a federal, state, or local subsidized housing program.
- Fall within a neighborhood included on Ameren Missouri's list of eligible low-income neighborhoods. Contact us for your eligibility.
- Proof of gross annual-income levels at or below 80% of the area median income for resident(s)

Household Size	Qualifying Annual Income ¹
1	\$40,417
2	\$52,544
3	\$60,400
4	\$71,534
5	\$78,734
6	\$85,934
7	\$93,134
8	\$100,334

¹Qualifying Annual Income is calculated at 80% of the Area Median Income for the State of Missouri as reported by the U.S. Census Bureau.

Easy Ways to Save with Ameren Missouri

An Ameren Missouri Program Representative or Service Provider can help you determine your facility’s potential energy savings by performing a no-cost assessment. After visiting your property, they will provide you with a list of products to install and upgrades to perform that will help optimize your energy use. All incentives require pre-approval prior to purchase and installation, and equipment must meet the eligibility requirements outlined in the equipment categories in this brochure. Additional project, customer and participation eligibility requirements are included in the Multifamily Income Eligible Program Guidelines available on the Ameren Missouri CommunitySavers® Multifamily Program Website.

Incentives are available for a wide assortment of energy-efficient equipment for both tenant units and common areas. Incentives are calculated based on the anticipated kilowatt-hour energy savings in their first year of installation. Energy-saving products installed and upgrades performed at your facility may include some or all of the equipment outlined below.

Advanced Power Strips

Incentive-Eligible Efficient Equipment	Incentive
Advanced Power Strip	40¢ per First Year kWh reduced

Advanced Power Strip Equipment Eligibility Requirements

- Advanced power strip must be installed in a grounded 3-prong outlet
- Advanced power strip may be used to control home entertainment center or home office equipment
- Replacement equipment must be purchased from AM Conservation Group

Building Shell

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Air Sealing	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Ceiling Insulation	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Custom Building Shell Measures	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Air Sealing Eligibility Requirements

- Primary heating for the home must be electric (electric baseboard, electric furnace, air source heat pump) or natural gas heating system with central air conditioner
- All accessible areas of attic floor, and exterior penetrations must be sealed
- A 30% reduction between pre- and post-CFM 50 must be achieved on average and recorded within data collection tool
- A blower door test must be performed on a minimum of 10% of units where air sealing has been added to verify CFM reduction

Ceiling Insulation Eligibility Requirements

- Existing insulation must be rated a maximum of R11
- Replacement insulation must be rated a minimum of R49
- Primary heating for the home may be electric (electric baseboard, electric furnace, air source heat pump) or natural gas

Compressed Air

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement
Custom Compressed Air Measures (Common Areas Only)	40¢ per First Year kWh reduced

Cooking

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement
Custom Cooking Measures (Common Areas Only)	40¢ per First Year kWh reduced



HVAC – Central Air Conditioner Tune-Up

Incentive-Eligible Service	Incentive
Central Air Conditioner Tune-Up	40¢ per First Year kWh reduced

Central Air Conditioner Tune-Up Eligibility Requirements

- Must be performed on an existing, operational central air conditioner unit, which will not be replaced
- Must include refrigerant charging (if applicable), outdoor coil cleaning and installation of new air filter

HVAC – Air Conditioning Replacements¹

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Air Source Heat Pump	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Air Source Heat Pump (Common Area)	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Central Air Conditioner	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Dual Fuel Heat Pump	80¢ per First Year kWh reduced	N / A
Room Air Conditioner	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Ground Source Heat Pump	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Air Source Heat Pump Eligibility Requirements

- Replacement Air Source Heat Pump must be of appropriate size and capacity for the tenant unit it serves
- Replacement Air Source Heat Pump must be 16 SEER or higher with Heating Seasonal Performance Factor (HSPF) 9.7 or higher
- Primary heating for the home must be electric resistance

Central Air Conditioner Equipment Eligibility Requirements

- Replacement Central Air Conditioner must be of appropriate size and capacity for the tenant unit it serves
- Replacement central air conditioner must include compatible coil and condenser, and total system rating must be 16 SEER or higher

Dual Fuel Heat Pump Equipment Eligibility Requirements

- Replacement Heat Pump must be of appropriate size and capacity for the tenant unit it serves
- Replacement Heat Pump must be rated SEER 19 or higher with Heating Seasonal Performance Factor (HSPF) 9.7 or higher
- Primary heating for the home must be natural gas

Room Air Conditioner Equipment Eligibility Requirements

- Existing equipment may include window, through-the-wall or packaged terminal cooling system
- Tenant units are eligible for incentives only when units do not have central air conditioning or when central air conditioning is broken and room air conditioning units are serving as the primary cooling source.
- Cooling units must be owned by the property owner, rather than by the tenant.

Ground Source Heat Pump Equipment Eligibility Requirements

- Replacement Central Air Conditioner must be of appropriate size and capacity for the tenant unit it serves
- Replacement Heat Pump must be 23 EER or higher with Heating Seasonal Performance Factor (HSPF) 9.7 or higher
- Primary heating for the home must be electric resistance with central air conditioning

SEER2 Rating	Equivalent SEER Rating
14.4 SEER2	15 SEER
15.4 SEER2	16 SEER
16.3 SEER2	17 SEER
17.3 SEER2	18 SEER
18.2 SEER2	19 SEER
19.2 SEER2	20 SEER
20.2 SEER2	21 SEER

¹For SEER2-rated equipment manufactured after 1/1/2023, the Program will use a SEER equivalency to determine efficiency and corresponding incentive value.



HVAC – Mini-Split System Replacements

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Mini-Split Air Conditioners	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Mini-Split Air Source Heat Pumps	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Mini-Split Air Conditioner Equipment Eligibility Requirements

- Replacement unit must be of appropriate size and capacity for the tenant unit it serves
- Replacement Air Conditioner must be 19 or higher SEER with Heating Seasonal Performance Factor (HSPF) 9.7 or higher

Mini-Split Air Source Heat Pump Equipment Eligibility Requirements

- Replacement unit must be of appropriate size and capacity for the tenant unit it serves
- Replacement ASHP must be 21 SEER or higher with Heating Seasonal Performance Factor (HSPF) 9.7 or higher
- Primary heating for the home must be electric resistance

HVAC – Electronically Commutated Motors (ECM)

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
ECM Auto Fan	40¢ per First Year kWh reduced	40¢ per First Year kWh reduced

ECM Equipment Eligibility Requirements

- Must replace existing non-variable-speed motor
- Replacement must be variable speed, electronically commutated blower motor kit sized for the applicable furnace or air handler
- May be installed in a system utilizing natural gas forced air or electric forced air

HVAC – Furnace Clean & Check

Incentive-Eligible Service	Incentive
Furnace Clean & Check	40¢ per First Year kWh reduced

Furnace Clean & Check Eligibility Requirements

- Must be performed on an existing, operational furnace unit, which will not be replaced

HVAC – Refrigerant Charge

Incentive-Eligible Service	Incentive
Air Conditioning Refrigerant Charge	40¢ per First Year kWh reduced

HVAC – Thermostats

Incentive-Eligible Efficient Equipment	Incentive
Programmable Thermostat	40¢ per First Year kWh reduced
Learning Thermostat	40¢ per First Year kWh reduced

Programmable Thermostat Eligibility Requirements

- Existing thermostat must be manual and non-programmable
- Programmable thermostats should only be installed for customers who are unable to install a smart/learning thermostat due to system configuration, connectivity or customer preference
- Thermostat must be installed per manufacturer-specified installation requirements and must not void existing system warranty
- Incentives are not available for thermostats installed on electric baseboard heating systems
- Limit 1 thermostat per tenant unit unless two systems are present in the tenant unit

Learning Thermostat Eligibility Requirements

- Existing thermostat must be a manual or programmable, but not smart or learning thermostat
- Thermostat must be installed per manufacturer specified installation requirements and must not void existing system warranty
- Incentives are not available for thermostats installed on electric baseboard heating systems
- Limit 1 thermostat per tenant unit unless two systems are present in the tenant unit

Lighting – Interior LED Screw-In Lamps

Incentive-Eligible Efficient Equipment	Incentive
LED Screw-In Lamp	40¢ per First Year kWh reduced
LED PAR30 or PAR38 Flood Lamp	40¢ per First Year kWh reduced
LED Candelabra Lamp	40¢ per First Year kWh reduced
LED Globe Lamp	40¢ per First Year kWh reduced

Interior LED Screw-In Lamp Eligibility Requirements

- Existing lamps may be incandescent, halogen or compact fluorescent
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations
- Lamps must be on for a minimum of four hours per day
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings
- Specialty lamps, smart bulbs and three-way lamps are not eligible for incentives and are not to be replaced

Lighting – Interior Linear Fluorescent Replacement LED Lamps

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Linear LED Lamp	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Interior Linear LED Lamp Eligibility Requirements

- Lamps must be on for a minimum of four hours per day
- Lamps may be installed in previously empty sockets and will use installed existing lighting in comparable facility fixtures as a baseline to determine energy savings
- Lamps may be removed from fixtures to maintain facility lighting levels, but incentives will not be paid for lamp removal
- Replacement lamp or fixture lighting output must be similar to existing lamp lighting levels, or they may be changed within OSHA-permitted standards upon written approval from the customer
- Lamps may utilize existing ballast or bypass ballast via direct wire

Lighting – Interior Exit Signs

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Electroluminescent Exit Sign	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Interior Exit Sign Eligibility Requirements

- Signs must operate continuously
- Existing signs must use compact fluorescent or incandescent lamps
- Replacement signs must be electroluminescent or LED
- Replacement exit signs must use 5 watts or less

Lighting – Interior HID Replacement LED Lamps

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Interior HID Replacement LED Lamp	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Interior HID Replacement LED Lamp Eligibility Requirements

- Existing lamps must be high intensity discharge (HID)
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations
- Lamps must be on for a minimum of four hours per day
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings

Lighting – Exterior HID Replacement LED Lamps

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Exterior HID Replacement LED Lamp	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Exterior HID Replacement LED Lamp Eligibility Requirements

- Lamps must be on for between eight and twenty-four hours per day
- Existing lamps must be high intensity discharge (HID)
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations
- Lamps may utilize existing ballast or bypass ballast via direct wire

Lighting – Exterior Incandescent/Halogen Replacement LED Lamps

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Exterior Incandescent/Halogen Replacement LED Lamp	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Exterior Incandescent/Halogen Replacement LED Lamp Eligibility Requirements

- Lamps must be on for a minimum of eight hours per day
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations

Refrigeration

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
ENERGY STAR-certified Refrigerator	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

ENERGY STAR-certified Refrigerator Eligibility Requirements

- Existing refrigerator must be >20 years in age
- Replacement refrigerator must meet ENERGY STAR and CEE Tier 1 Efficiency Requirements
- Incentives are only available for replacement of primary refrigerator and the existing refrigerator must be removed and decommissioned
- Refrigerator must be operational and owned by the property owner at time of replacement (renters may not remove the units from the home)
- New refrigerator should replace like model (same door configuration) and size
- Limit 1 refrigerator per tenant unit

Water Heating – Aerators & Showerheads

Incentive-Eligible Efficient Equipment	Incentive
High-Efficiency Faucet Aerator	40¢ per First Year kWh reduced
High-Efficiency Showerhead	40¢ per First Year kWh reduced

High-Efficiency Faucet Aerator Eligibility Requirements

- Existing aerator must be rated at 2.2 gallons per minute or greater
- Replacement aerator must be rated at 1.5 gallons per minute or less
- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating
- Existing, inefficient aerator must be removed and disposed of, with efficient aerator installed in its place on compatible faucets. Where existing aerators cannot be removed or where replacement aerator is not compatible, efficient aerators may not be left behind for customer or maintenance staff to install later

High-Efficiency Showerhead Eligibility Requirements

- Existing showerhead must be rated at 2.5 gallons per minute or greater
- Replacement showerhead must be rated at 1.75 gallons per minute or less
- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating
- Existing, inefficient showerhead must be removed and disposed of, with efficient showerhead installed in its place. Where existing showerheads cannot be removed, efficient showerheads may not be left behind for customer or maintenance staff to install
- Efficient handheld showerheads are to replace only existing, inefficient handheld showerheads, if owned by the property. Tenant-owned showerheads (fixed or handheld) are not to be replaced

Water Heating – Pipe Insulation

Incentive-Eligible Efficient Equipment	Incentive
Pipe Insulation	40¢ per First Year kWh reduced

Water Heating Pipe Insulation Eligibility Requirements

- Hot water pipes must not have prior insulation installed
- Insulation can only be installed on section of hot water piping between water heater and first elbow and must be properly secured to the pipes with no gaps between joints or sections

Water Heating – Pool Heater Heat Pump

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Pool Heater Heat Pump	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Pool Heater Heat Pump Eligibility Requirements

- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating
- Replacement heat pump must be variable speed. Existing cannot be a failed variable speed

Water Heating – Water Heater Replacement

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Water Heater Replacement	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Heat Pump Water Heater Replacement	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced

Water Heater Eligibility Requirements

- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating
- Existing water heater must be between 20 – 50 gallon tank capacity
- Common area water tanks serving multiple tenants may exceed 50-gallon capacity
- Replacing tankless water heaters is not eligible for incentives

Heat Pump Water Heater Eligibility Requirements

- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating
- Existing water heater and replacement heat pump water heater must be between 20 – 55 gallon tank capacity
- Common area water tanks serving multiple tenants may exceed 50-gallon capacity
- When replacing water heater with a heat pump, replacement heat pump must feature electric water heating
- Replacement heat pump must be ENERGY STAR-certified
- Tankless water heaters are not eligible for incentives

Custom Energy Savings

In addition to the wide range of equipment eligible for the aforementioned incentives, the Ameren Missouri Income Eligible Multifamily Program can help tailor the energy efficiency upgrades to the specific needs of your buildings or property with Custom Incentives. Our energy-saving experts are available to assist with calculations and help determine how much your multifamily facility can save, as well as how much it can earn in energy efficiency incentives. Below is a breakdown of available Custom Incentive rates by equipment end-use category. If you don't see a category in which you're interested in saving energy, contact our team and we'll be happy to discuss with you.

Custom Incentives

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Cooling	80¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Heating		
HVAC		
Building Shell	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Lighting (Interior & Exterior)		
Miscellaneous		
Refrigeration		
Water Heating		
Common Area & Whole Building Upgrades ¹		
Freezers	40¢ per First Year kWh reduced	12¢ per First Year kWh reduced
Compressed Air		
Cooking Equipment		
Motors		
Pool & Spa		

¹Common Area & Whole Building Upgrade measures must be on a business or commercial electric meter to qualify for multifamily incentives.

Get Started Saving

Upgrading to more efficient equipment can help you save on energy and maintenance costs while making your properties more attractive to tenants. Our Service Providers and Representatives can help optimize your savings and maximize your incentives to help you save now and in the future.

Contact Us

When you're ready to get started saving, call us at 1.877.215.5752, email MultifamilySavings@AmerenMissouri.com or contact one of our program representatives below:

Mike Smugala

Senior Outreach Manager
314.257.0927
msmugala@resource-innovations.com

Mat Emden

Program Outreach Representative
314.347.1633
memden@resource-innovations.com

